CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-T-26-RZ **Related File Number:**

Application Filed: 2/23/2026 **Date of Revision:**

Applicant: JOSH HAUN

PROPERTY INFORMATION

General Location: North of Loop Rd, east of Concord Rd

Other Parcel Info.:

Tax ID Number: 143 059 **Jurisdiction:** County

Size of Tract: 1.93 acres

Accessibility: Access is via a 10 ft wide access easement off of Loop Road, a minor collector with 20 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Southwest County **Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property abuts the Concord Villas townhouse subdivision and it is in an area that features a mix of multifamily and single family subdivisions interspersed with large single family lots. There is commercial development 1 mile to the northwest along the Kingston Pike corridor, and Concord Greenway and the Tennessee River lie 0.4 miles to the southwest.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 510 LOOP RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:
1. There have been several rezonings from A to PR with densities ranging from 3-6 du/ac and RA rezonings in the immediate vicinity of the property since 2016.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission. Without sewer, the minimum lot size is 20,000 sq ft for houses and duplexes.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.
1. The property does not currently have sewer, but it is available for connection in the adjacent townhome subdivision.
2. This property has access to Loop Rd, a minor collector road, through an access easement. Additional lots would require improvements to the right-of-way.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the SMR (Suburban Residential) place type in the Knox County Comprehensive Plan and is considered directly related, meaning the zoning district is appropriate to implement the place type.
2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SMR place type. The SMR place type calls for primarily single family residential development and attached dwellings that have the scale of a single family home. The RA zone allows single family homes and duplexes.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity. This rezoning is within a mile of Concord Park, and the RA zone allows single family and duplexes on small lots compared to the 1-acre minimum lot size requirement in the A zone.
4. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools,

drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area.

Date of Approval: 4/9/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/11/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**